

166.A

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0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

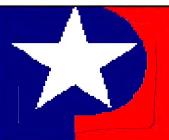
640,800 / 640,800

USE VALUE:

640,800 / 640,800

ASSESSED:

640,800 / 640,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		FLORENCE AVE, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1:	SCHOUTEN MARION	
Owner 2:		
Owner 3:		

Street 1:	26 FLORENCE AVE #2	
Street 2:		

Twn/City:	ARLINGTON	
St/Prov:	MA	
Postal:	02476	

St/Prov:	Cntry:	Own Occ:	N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	RAISMAN LESLIE H -	
Owner 2:	-	

Street 1:	35 FOXFIRE DRIVE	
Twn/City:	SHARON	

St/Prov:	Cntry:		
Postal:	02067		

Code	Descrip/No	Amount	Com. Int

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			BK:16848 PG:131, Building Number 1.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: GREEN				A Kits:	Rating:														
View / Desir: N - NONE				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1890	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict: G13	Fact:	.		Floor: 1 - 1st Floor															
Const Mod:				% Own: 50.000000000															
Lump Sum Adj:				Name: 61 - 7019															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	4	2	0						
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 295.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.13120985				General:											
Electric: 3 - Typical				Const Adj.: 0.99989998															
Insulation: 2 - Typical				Adj \$ / SQ: 333.674															
Int vs Ext: S				Other Features: 64000															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 0.89999998															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac:	NO	Adj Total: 784155															
% Com Wall		% Sprinkled:		Depreciation: 145853				Juris. Factor: 1.00	Before Depr: 330.34										
				Depreciated Total: 638302				Special Features: 0	Val/Su Net: 292.53										
								Final Total: 638300	Val/Su SzAd: 292.53										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 166.A-0001-0002.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X20	F	FR	1930	24.75	T	50	102			2,500		2,500		
More: N	Total Yard Items:	2,500		Total Special Features:					Total:	2,500									